

RECORDING REQUESTED BY



200401080068

Skagit County Auditor

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AND WHEN RECORDED MAIL TO:

Specialized, Inc. of Washington
c/o Mark Hodges & Associates, P.S.
2375 130th Avenue NE
Suite 102
Bellevue, WA 98005

FIRST AMERICAN TITLE CO. *76600*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No.: 13649366 APN:4076-118-025-0010(P72047)
Insurer #

TS #: 03-W2782WA

2053898

NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24 ET. SEQ.

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee Specialized, Inc. of Washington will on 4/9/2004, at 10:00 AM at the main entrance to the County Courthouse, 205 W Kincaid Street, Mt. Vernon, will sell at public auction to the highest and best bidder, payable at the time of sale the following described real property, situated in the County of Skagit, State of Washington, to-wit:

LOT 25, BLOCK 118, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Commonly known as:

145 E Rio Vista
Burlington, WA 98233

which is subject to that certain Deed of Trust dated 3/1/95, recorded 3/8/95, under Auditor's File No. 9503080050 Book page, records of Skagit County, Washington, from PAULA ANN TIJERINA AND ADOLFO TIJERINA, WIFE AND HUSBAND, as Grantor(s), to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, to secure an obligation in favor of MLSG, INC., as Beneficiary, the beneficial interest was assigned by MLSG, INC. to Commercial Federal Bank successor to Commercial Federal Mortgage Corporation

II. No action is now pending to seek satisfaction of the obligation in any Court by reason of the Grantor's default on the obligation secured by said Deed of Trust/Mortgage.

III. The default(s) for which this foreclosure is made is/are as follows:

Failure to pay when due the following amounts which are now in arrears:

LATE CHARGE INFORMATION

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT</u>	<u>RATE</u>	<u>LATE CHARGE</u>
8/1/2003	1/9/2004	5	9.25	\$100.95

PROMISSORY NOTE INFORMATION

Note Dated: 3/1/95
Note Amount: \$49,000.00
Late Charge Amount: \$20.19
Note Maturity Date: 4/1/2025
Interest Paid To: 7/1/2003
Next Due Date: 8/1/2003

PAYMENT INFORMATION

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT</u>	<u>RATE</u>	<u>INTEREST</u>	<u>AMOUNT</u>	<u>TOTAL</u>
8/1/2003	1/9/2004	6	9.25	\$2,199.87	\$536.16	\$3,216.96

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$45,329.31, together with interest as provided in the Note from the 8/1/2003, and such other costs and fees as are provided by statute.

V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by said Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession, encumbrances on 4/9/2004. The defaults referred to in Paragraph III must be cured by 3/29/2004, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 3/29/2004 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated by the Grantor any time after the 3/29/2004 (11 days before the sale date) and before the sale, by the Grantor or his successor-in-interest by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust.

VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Grantor or the Grantor's successor-in-interest at the following address(es):

<u>NAME</u>	<u>ADDRESS</u>
PAULA ANN TIJERINA AND ADOLFO TIJERINA, WIFE AND HUSBAND	145 E Rio Vista Burlington, WA 98233
PAULA ANN TIJERINA AND ADOLFO TIJERINA, WIFE AND HUSBAND	511 MOUNTAIN VIEW DR MOUNT VERNON, WA 98273

by both first class and certified mail on 12/5/2003, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor-in-interest was personally served on 12/6/2003, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting.

VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property.

IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.



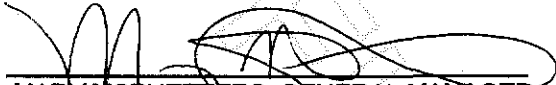
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NOTICE TO OCCUPANTS OR TENANTS:

The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, chapter 59.12 RCW.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED: January 05, 2004




MARY MCPHEETERS, GENERAL MANAGER
Specialized, Inc. of Washington
c/o Mark Hodges & Associates, P.S.
2375 130th Avenue NE
Suite 102
Bellevue, WA 98005
(800) 688-8430

State of California) ss.
County of Santa Barbara)

On 1/5/2004, before me, JESSICA M. WEBER, a Notary Public in and for said County and State, personally appeared MARY MCPHEETERS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature: 
JESSICA M. WEBER

 JESSICA M. WEBER
Comm # 1326965
NOTARY PUBLIC - CALIFORNIA
Santa Barbara County
My Comm. Expires Oct. 26 2005

Notary Public in and for the State of California, residing at Santa Barbara, California



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